

Water Conservation Agreement

Prime Outlet, Section 7 & 8

November 27, 2007

James City County and the James City Service Authority (JCSA) endorse the use of the following water conservation guidelines for developers seeking a special use or rezoning permit for residential and non-residential properties. Each development will be considered on its own merits in order to estimate the needs of the development and its impacts on the County in general.

It is the intent of the County and the JCSA to reduce developments' reliance on groundwater as a source for irrigation in common areas on residential properties and on non-residential properties. The JCSA promotes and encouraged the practice of Water Smart landscaping, which includes minimizing irrigated turf areas and using drought tolerant and site-specific plant material that does not rely on irrigation. If a development requires irrigation water other than that used for the public supply should be used (i.e. surface water, stormwater retention facilities, or aquifers other than those used for the public supply).

Non-Residential Guidelines

The guidelines agreed upon by the JCSA and the developer shall be included in the proposed development covenants and administered by the development's management company.

1. Water Efficient Landscaping
 - a. No more than thirty percent of the pervious area should be allowed turf irrigation.
 - b. Primary plantings should be drought tolerant, low water use plants. Where appropriate, non-invasive plants are recommended. A suggested plant list is available from the JCSA.
 - c. Where ever possible, trees and vegetation should be retained.
 - d. Trees located in turf areas should be mulched.
2. Irrigation System
 - a. Pre-existing vegetation should not be irrigated unless from surface water and/or stormwater retention facilities.
 - b. Irrigation systems for common areas should be limited to the turf and landscaped areas at the main entrance(s) of the development.

- c. Water for common area irrigation shall come from the irrigation tank(s) shown on Phase VII site plan, or other surface water or stormwater retention facilities.
- d. If it is not feasible for irrigation water for the common areas to come solely from stormwater facilities, irrigation well may be allowed with the approval of the JCSA general manager. Any well shall be limited to 100' maximum depth.
- e. Irrigation systems must include a rain sensor installed at the time of installation.

Indoor Appliances

- a. All hot water heaters, washing machines, and dishwashers should be water efficient models.
- b. Where appropriate, point of use and/or centrally located small-volume hot water heaters should be used.

Changes and Amendments

- a. Williamsburg Mazel, LLC may amend these Water Conservation Guidelines with the prior approval of the James City County Service Authority.

Williamsburg Mazel, LLC

By: _____
Title: _____

12/7/07
Date

James City Service Authority

By: Larry Foster
Larry Foster, General Manager

12/11/07
Date